

CHAPTER 4

REPAIRS

SECTION 401 GENERAL

401.1 Scope. Repairs, as defined in Chapter 2, include the patching or restoration or replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements.

401.1.1 Bleachers, grandstands and folding and telescopic seating. Repairs to existing bleachers, grandstands and folding and telescopic seating shall comply with ICC 300.

401.2 Application. Repairs shall comply with the requirements of this chapter and with the provisions of Section 706. Repairs to *historic buildings* need only comply with Chapter 12.

401.3 Conformance. The work shall not make the building less conforming than it was before the *repair* was undertaken.

401.4 Related work. Work on nondamaged components that is necessary for the required repair of damaged components shall be considered part of the repair and shall not be subject to the provisions of Chapter 7, 8, 9, 10 or 11.

[BS] 401.5 Flood hazard areas. In flood hazard areas, repairs that constitute *substantial improvement* shall require that the building comply with Section 1612 of the *Florida Building Code, Building*, or Section R322 of the *Florida Building Code, Residential*, as applicable.

401.6 Structure seaward of a coastal construction line. Structures located seaward of the coastal construction line shall be designed to resist the predicted forces of a 100-year storm event in accordance with Section 3109 of the *Florida Building Code, Building*.

401.7 Dangerous buildings. When an historic building is determined as dangerous, no work shall be required except as necessary to correct identified dangerous conditions.

SECTION 402 BUILDING ELEMENTS AND MATERIALS

402.1 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs* provided no *dangerous* or *unsafe* condition, as defined in Chapter 2, is created. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

Exception: Repairs to a historic building shall be permitted using original or like materials. Materials shall comply with Sections 402.1, 402.2 and 402.3.

402.2 Glazing in hazardous locations. Replacement glazing in hazardous locations shall comply with the safety glazing requirements of the *Florida Building Code, Building* or *Florida Building Code, Residential* as applicable.

Exception: Glass block walls, louvered windows, and jalousies repaired with like materials.

402.3 Replacement. For repairs in an historic building, replacement or partial replacement of existing or missing features that match the original in configuration, height, size and original methods of construction shall be permitted.

Exception: Glazing in hazardous locations shall comply with Section 402.2.

SECTION 403 FIRE PROTECTION

403.1 General. Repairs shall be done in a manner that maintains the level of fire protection provided.

403.2 Smoke alarms in one-family and two-family dwellings and townhomes. One-family and two-family dwellings and townhomes undergoing a repair, or a Level 1 alteration as defined in the *Florida Building Code*, may use smoke alarms powered by 10-year nonremovable, nonreplaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system. A battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm as a result of a Level 1 alteration must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system; that uses a low-power radio frequency wireless communication signal; or that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multi devices, and is approved and listed by a nationally recognized testing laboratory.

SECTION 404 MEANS OF EGRESS

404.1 General. Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.

SECTION 405 ACCESSIBILITY

405.1 General. Repairs shall be done in a manner that maintains the level of accessibility provided.



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Building Department

Carmen Hurlbut

Assistant Building Official

401 Northwest 70th Terrace
Plantation, Florida 33317

P 954.797.2782

F 954.797.2273

E churlbut@plantation.org

www.plantation.org

